

SUNRISE SENIOR LIVING PROJECT NARRATIVE

Sunrise Senior Living, Inc. is proposing to build an assisted living facility that will provide care for seniors, including those with Alzheimer's disease and other memory impairments, on a pre-graded 2.17 acre parcel zoned C-2. The property is located at 7370 East Gold Dust Avenue, between 74th Street and Shea Boulevard, east of the Comfort Inn. This facility will consist of 79 units within a 3-story L-shaped building (approximately 60,893 square feet). The L-shaped building is surrounded by landscaping with a meandering walkway around the facility. The proposed 3-story facility is in compliance with the 36 foot building height allowed in C-2 and is consistent with the existing building height of both the Comfort Inn to the west and the office buildings to the north. The architecture will be a Tuscan-themed residential style with a tile roof, desert toned stucco, recessed windows with projections and covered porches.

The subject site is an irregular, pie-shaped parcel with a curving street frontage along Gold Dust as it transitions north into 74th Street. The site plan has been designed to provide a generous landscaped setback along Gold Dust with the required parking screened by a bermed landscaped area. The proposed site plan provides for rights only ingress and egress through a new curb cut located north of the midpoint of the curved street front boundary of the site. This entry transitions into a circular drive, which meets the building's porte cochere extending from its main entrance. The center isle of the circular drive features a large specimen tree. To the northeast of the circular drive near the building entrance are mobility-impaired accessible parking spaces, while the balance of the stalls are located along the sides of the double loaded driveway. An additional driveway at the southwest corner of the site provides full access. The parking stalls located along the western stretch of the drive are shaded by carports.

A conditional use permit for a minimal residential health care facility is being requested by Sunrise Senior Living to accommodate the proposed assisted living facility. Sunrise Senior Living is the nation's largest provider of senior living services and operates over 370 senior living communities. As a result of the Marriott Senior Living acquisition, Sunrise already operates several senior communities in the Valley, including Pueblo Norte at 7090 East Mescal Street and Brighton Gardens and 6001 E. Thomas Road in Scottsdale.

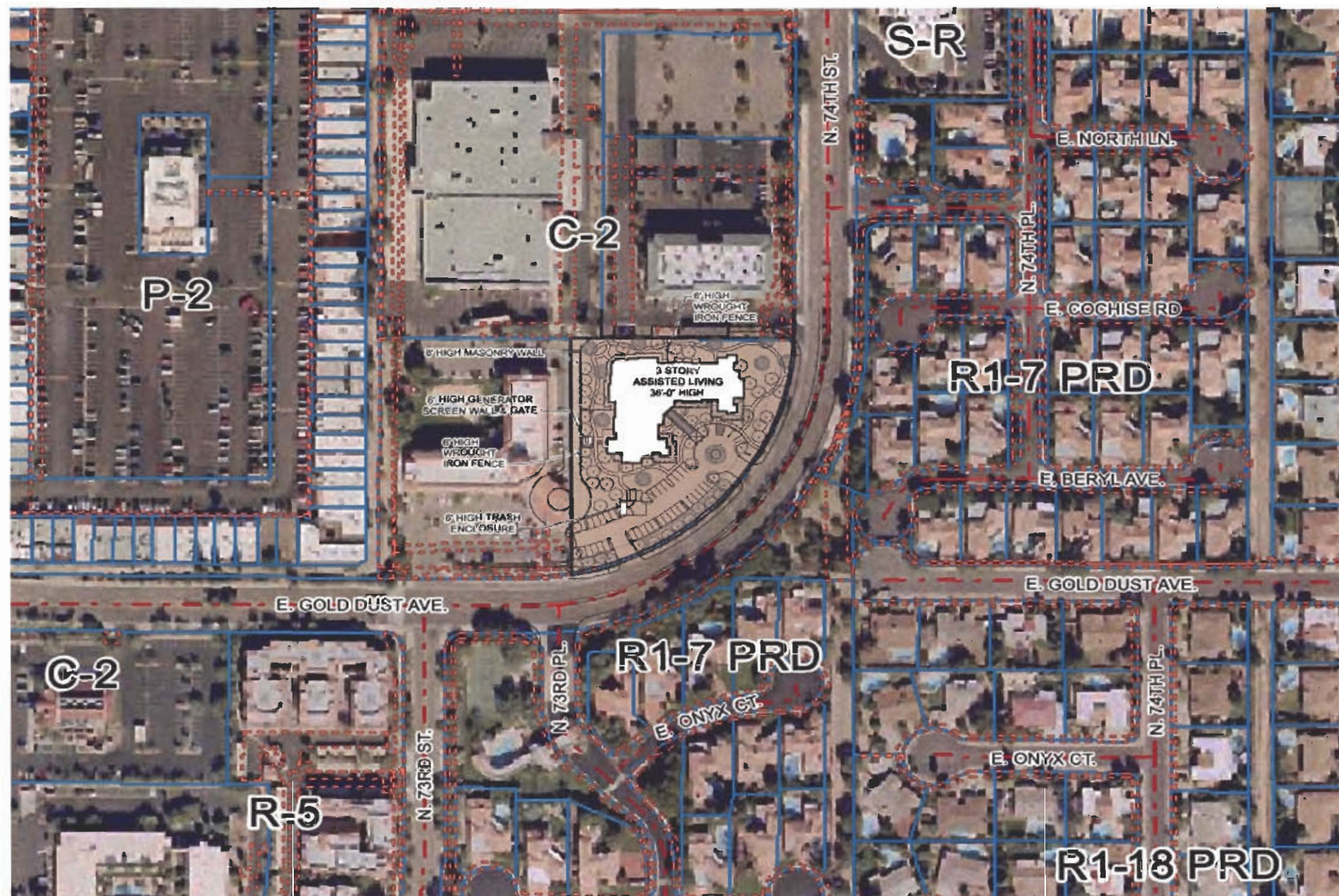
Since the first Sunrise community opened in 1981, the Sunrise operating philosophy has been to provide services and care to seniors by encouraging independence, enabling freedom of choice, preserving dignity, celebrating individuality, nurturing the spirit and involving family and friends. Sunrise staff members, who are trained in the hospitality, personal care and nursing fields, all apply these principles in providing services at Sunrise communities. Assisted living services are intended for seniors who need assistance with the activities of daily living, including eating, bathing, dressing and medication management, but do not require 24-hour skilled nursing care. Working closely with residents, their family members and physicians, Sunrise staff members create individualized personalized care plans intended to meet each resident's specific

needs and preferences. The estimated number of Sunrise staff members for the facility is a total of approximately 50 part-time and full-time staff. The maximum number of staff on site at any one time is approximately 20.

Sunrise assisted living facilities offer homelike environments in which residents enjoy meals, social activities, housekeeping and other services. As a part of the proposed assisted living facility, Alzheimer's care will be provided in a secure, homelike environment by staff members who are specially trained to understand and meet Alzheimer residents' unique needs. Both assisted living and Alzheimer residents may select private, semi-private or companion suites from a variety of floor plans and may select from a menu of services including meals, housekeeping, transportation and others.

The proposed Sunrise assisted living facility meets all Ordinance requirements for minimal residential healthcare facilities. With a 2.17 acre site, the gross lot area for the use is greater than one acre required by the Ordinance, and the 79 units proposed are within the 40 units per acre maximum density allowed for a minimal residential healthcare use. Although the required open space is 18,558 s.f., over 40,500 s.f. has been provided, including well over half of the 18,558 s.f. required open space incorporated as frontage open space to provide a visually pleasing streetscape and setting for the building. Parking lot landscaping is also provided well in excess of the Ordinance requirement. The location of parking provides convenient pedestrian access for residents, guests and visitors.

The assisted living facility also meets the Ordinance criteria for the granting of a conditional use permit. Minimal low-impact lighting has been designed in compliance with the City's Ordinance to avoid damage or nuisance to other area properties. There is no damage or nuisance arising from noise, smoke, odor or dust. The entire grounds of the facility will be paved and landscaped. The traffic generation analysis indicates a significant decrease in traffic generation that could otherwise occur with the development of uses allowed on the site under its C-2 zoning. Therefore, there is no impact on surrounding areas from an unusual volume or character of traffic. The assisted living facility is surrounded by commercial uses to the north and west, including a motel, offices and retail uses, and to the south and east with a variety of residential uses, including single family homes and apartments. The nearby apartment complex is three stories, and the single-family patio homes and other homes in the area include one and two-story homes. Thus, the proposed assisted living facility is reasonably compatible with the uses that occur and are permitted in the surrounding area. All additional conditions specified in Section 1.403 have been satisfied as discussed above. Therefore, the granting of such conditional use permit will not be detrimental to the public health, safety or welfare. In actuality, this extremely low intensity residential facility has considerably less impact than alternative commercial uses and is an ideal neighbor to surrounding properties. Far from having any detrimental impact, this project will provide a needed service in the community and will be an asset to this mixed use area of Scottsdale.



11-UP-2004
Revised 7-26-04

AERIAL CONTEXT SITE PLAN

SUNRISE SENIOR LIVING OF SCOTTSDALE

SCOTTSDALE, AZ 85258

JULY 23, 2004

CASE NO.

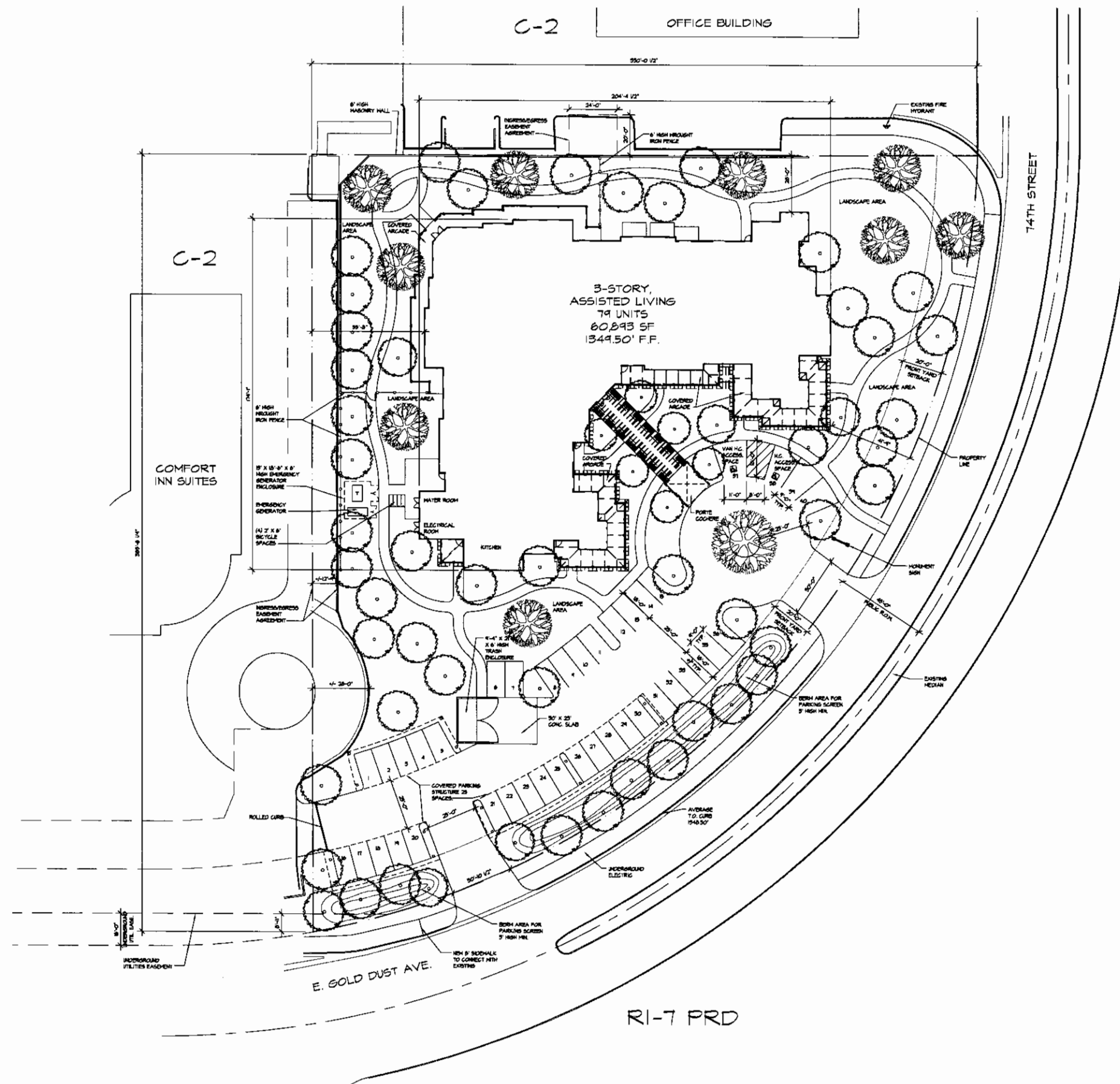
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0' 40' 80' 160'
SCALE: 1" = 80'-0"



RI-7 PRD

PROJECT DATA	
ZONING	C-2
NET LOT AREA	14,682 SF (2.7 ACRES)
BUILDING FOOTPRINT	21,018 SF
FLOOR AREA RATIO	80.4%
MAXIMUM P.A.R. NET LOT AREA MULTIPLIED BY 8.10 14,682 SF X 8.10 = 119,924 SF	
BUILDING GROSS FLOOR AREA FIRST FLOOR: 21,018 SF SECOND FLOOR: 14,428 SF THIRD FLOOR: 15,442 SF TOTAL: 50,888 SF	
VOLUME RATIO	80.4%
MAXIMUM VOLUME NET LOT AREA X 8.10 14,682 SF X 8.10 = 119,924 CF	
BUILDING VOLUME FLOOR TO FLOOR HEIGHT X AREA 12' X 60,893 SF = 730,716 CF	
OPEN SPACE REQUIREMENTS TOTAL OPEN SPACE REQUIRED ON = (24' X 41' X 8.10) + (18.18' OF NET LOT AREA) 14,682 SF X 14.58' = 10,550 SF TOTAL OPEN SPACE PROVIDED: 40,947 SF	
REQUIRED FRONTAGE OPEN SPACE 14,682 SF X 50% = 7,341 SF PROVIDED OPEN SPACE FRONTAGE: 11,421 SF	
PARKING LOT LANDSCAPING REQUIRED 40 STALLS X 400 SF = 16,000 SF 16,000 SF X 15% = 2,400 SF PARKING LOT LANDSCAPING PROVIDED: 4,957 SF	
BUILDING HEIGHT AVERAGE TOP OF CURB HEIGHT: 134.50' BLDG. FINISH FLOOR: 134.50' TOP OF MANSARD ROOF: 138.50'	36'-0"
DENSITY GROSS LOT AREA NO LESS THAN 1 ACRE (43,560 SF) THE SURPRISE SITE'S NET AREA OF 2.7 ACRES (11,682 SF) IS MORE THAN THREE TIMES THAT SIZE.	
NUMBER OF UNITS MAXIMUM: 40 UNITS PER GROSS ACRE 40 UNITS X 2.7 ACRES = 108 UNITS PROPOSED RESIDENT UNITS: FIRST FLOOR: 30 SECOND FLOOR: 21 THIRD FLOOR: 28 (ALL)	74 RESIDENT UNITS
YARDS FRONT YARD: MINIMUM YARD DEPTH BETWEEN STREET AND PARKING WHERE PARKING OCCURS BETWEEN BLDG. AND STREET: 20'-0" SIDE & REAR YARDS: MINIMUM 30' WHERE C-2 ZONED SITE ADJUTS SINGLE FAMILY RESIDENTIAL DISTRICT MINIMUM 25' WHERE IT ADJUTS MULTI-FAMILY DISTRICT.	
PARKING REQUIRED PARKING: 1 SPACE PER 2 UNITS 74 UNITS / 2 = 40 SPACES TOTAL ACCESSIBLE SPACES REQUIRED: 4% OF REQUIRED SPACES 40 X 4% = 2 SPACES BICYCLE PARKING REQUIRED: 4 SPACES MINIMUM PROVIDED PARKING: 50 SPACES 1 VAN ACCESSIBLE SPACE 1 ACCESSIBLE SPACE 4 BICYCLE SPACES	40 SPACES PROVIDED
VICINITY MAP	

SITE PLAN

SUNRISE SENIOR LIVING OF SCOTTSDALE

SCOTTSDALE, AZ 85258

JULY 23, 2004

CASE NO. _____

SDI



18 THIRTY-SECOND STREET
NEWPORT BEACH, CALIFORNIA 92665
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FAX (949) 675-6443



0' 10' 20' 40'
SCALE: 1" = 20'-0"

11-UP-2004
Revised 7-26-04



ELEVATION

SUNRISE SENIOR LIVING OF SCOTTSDALE

74TH STREET SCOTTSDALE, AZ 85251

JULY 23, 2004

11-UP-2004
Revised 7-26-04

CASE NO. _____

SD5



19 THIRTY-SECOND STREET
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